JEFF LINDSEY COMMUNITIES
*Live your dream.*



**COWETA COUNTY, GA**

# WIMBERLY ESTATES

FROM THE

**600's**

## Wimberly Estates Phase Two Now Selling

**SALES CENTER**
23 Wimberly Estates Dr
Newnan, GA 30263

**HOURS OF OPERATION**
Please call to schedule an appointment.

**DIRECTIONS**
Take Hwy 34/Bullsboro towards Newnan to right on Millard Farmer Industrial Blvd / Newnan By-Pass. Go approximately 3 miles to right on Roscoe Road (Hwy 70). Drive approximately 4 miles to 4-way stop. Continue straight for 1 mile to left on Walt Carmichael Road. Wimberly Estates is 1/2 mile on left.

Phase 2 is now selling at Wimberly Estates! Featuring spacious 1-acre homesites and designer finishes, we offer ranch, primary-on-main, and two-story floor plans from 2,500 to over 3,500 square feet. Enjoy the perfect balance of peaceful living and convenience, located just minutes from I-85 and historic downtown Newnan's shopping and dining.


## JANICE CRISP

770.231.7465
janice@jefflindseycommunities.com

## COURTNEY RIVERA

404.446.8377
courtney.rivera@jefflindseycommunities.com





Equal Housing Opportunity. All information is believed to be accurate, but is not guaranteed and is therefore subject to errors and changes without notice.

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## THE IDEAL **PLAN** FOR YOU AND YOUR FAMILY



**ANDERSON A**
Base Price: **$654,900**
3,505 sqft 4 Beds 3.5 Baths



**BENSON A**
Base Price: **$623,700**
3,127 sqft 4 Beds 3 Baths



**BRANTLEY A**
Base Price: **$615,500**
2,660 sqft 4 Beds 3 Baths



**CARAY A**
Base Price: **$629,900**
2,792 sqft 5 Beds 3.5 Baths



**CRAWFORD A**
Base Price: **$630,500**
3,108 sqft 4 Beds 4 Baths



**DANSBY A**
Base Price: **$599,900**
2,628 sqft 4 Beds 3 Baths



**GORDON A**
Base Price: **$670,500**
3,507 sqft 5 Beds 4 Baths



**HARRIS A**
Base Price: **$625,900**
2,948 sqft 4 Beds 3 Baths



**MILLWOOD A**
Base Price: **$644,900**
3,463 sqft 5 Beds 4 Baths



**MURPHY A**
Base Price: **$661,900**
3,695 sqft 5 Beds 3.5 Baths



**PALMER A**
Base Price: **$639,500**
3,223 sqft 4 Beds 3.5 Baths

**SALES CENTER**
23 Wimberly Estates Dr
Newnan, GA 30263

**SALES CENTER ASSOCIATE**
Janice Crisp - 770.231.7465
Courtney Rivera - 404.446.8377

**HOURS OF OPERATION**
Please call to schedule an appointment.

*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2026-11-12 08:01 and subject to change thereafter.

**JEFFLINDSEYCOMMUNITIES.COM**

**Marketed By: Lindsey Marketing Group Offered By: Jeff Lindsey Communities**

Lindsey Marketing Group

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## INCLUDED *FEATURES* GOLD

### INTERIOR

- 9’ Smooth Ceilings on Main Floor
- Square Sheetrock Corners
- Designer Nickel or Black Lighting & Plumbing Fixtures
- Ceiling Fan in Family Room & Pre-Wire in Owner's Suite
- Choice of Designer Interior Doors*
- Wood Pickets on Staircase*
- Coffered Ceiling in Dining Room
- Chair Rail and Shadow Box Trim in Dining Room
- Nickel or Black Knobs & Hinges
- Engineered Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast*
- Tile or LVP in Laundry Room and all Secondary Bathrooms*
- Cultured Marble Countertops in all Bathrooms
- Elongated Commodes
- Gas Fireplace with Mantle and Marble or Stone Surround*
- Large Walk-In Closets
- Low Voltage Package with Structured Wiring Box
- Smoke Detector in Every Bedroom
- Indoor Utility/Laundry Room with Electrical Connections & Vent

### KITCHEN

- Stainless Steel Undermount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances – Includes Gas Range, Microhood & Dishwasher
- Flat Panel or Traditional Cabinets with Soft Close and Decorative Cabinet Hardware*
- Granite Countertops
- Decorative Tile Backsplash*
- Chef’s Pantry with Shelving Suite

### MASTER SUITE

- Double Custom Vanity
- 5’ Shower*
- Garden Tub*
- Large Carpeted Walk-In closets
- Vaulted Ceilings*
- Trey Ceilings*
- Private Sitting Room*

### EXTERIOR

- Fiber Cement Siding
- Divided Light Window Grids on Front
- Architectural Roof Shingles
- Master Planned Landscape Package
- 12’ x 12’ Uncovered Patio*
- Lifetime Vinyl Soffit
- Shutters*
- Pre-Finished Gutters with Splash Blocks
- Exterior Floodlights
- Two Exterior Electrical Outlets & Water Faucets
- Garage Door Opener with 2 Remotes

### ENERGY FEATURES

- Electric Dryer Hook-Up
- Quick Recovery Hot Water Heater
- Energy Efficient Heat & Air Systems
- Insulated Low E Windows and Doors
- R-13 Exterior Walls - R-30 Flat Ceilings

### COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- County Water & Septic Tanks
- FHA/VA Approved
- HOA & Protective Covenants
- Approximately 1 acre per lot
- Farmhouse Inspired Exterior

* Varies per Plan

**Photo shown is representation & may reflect options/upgrades not included in listed price**

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## COMMUNITY SITE **MAP**




Site plans shown are conceptual. Plans are in progress and subject to change without notice. Builder reserves the right of price, plan, and specification changes without notice or prior obligation. Information is believed accurate but is not warranted. All locations are approximate.

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